Development Standards Committee May 21, 2014 at 5:30 PM

The Woodlands Township 2801 Technology Forest Boulevard The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order
- **II.** Consideration and Action of the minutes of the Development Standards Committee Meeting on April 16, 2014, a Public Forum on Standards Revisions on April 22, 2014 and a Special DSC Meetings on March 26, 2014 and May 15, 2014
- **III.** Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action.
- **IV.** Review and Disposition of applications and violations.
 - Consideration and action of preliminary approval of the Hughes Landing Hotel and Parking Garage 1855 Hughes Landing Blvd Village of Town Center
 - 2. Variance request for the proposed color and material changes that are not considered to be architecturally compatible with the dwelling and the neighborhood.

Juan Celaya

4 Hedgebell Court

Lot 25, Block 02, Section 13 Village of Grogan's Mill

3. Consideration and Discussion of a proposed conceptual remodel and addition that will cause the maximum amount of living area to exceed the neighborhood criteria and may not be considered architecturally compatible with the neighborhood.

2603 Crossvine LLC

2603 Crossvine Circle

Lot 18, Block 05, Section 02 Village of Grogan's Mill

4. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

5. Variance request for an existing walkway that exceeds the maximum width allowed.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

6. Variance request for an existing air conditioning window unit that does not meet the height restriction, is visible from an adjacent property, does not match the color of the siding, and exceeds one unit per lot.

Barbara S Price

31 North Wilde Yaupon Court

Lot 06, Block 05, Section 03 Indian Springs

7. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brent Anderson

14 Rillwood Place

Lot 29, Block 2, Section 50 Village of Alden Bridge

8. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brent A. Jean

18 Poplar Pine Court

Lot 59, Block 3, Section 11 Village of College Park

9. Variance request for a proposed patio cover that does not respect the rear 25 foot setback with a proposed summer kitchen that is not at least ten feet from the adjacent property line.

James and Ann Herrmann

22 River Ridge Loop

Lot 8, Block 1, Section 3 Village of Creekside Park

10. Variance request for a proposed room addition that will exceed the maximum allowed living area per the Development Criteria for Section 25 in Sterling Ridge.

Gary Bernstein

155 East Concord Valley Circle

Lot 59, Block 1, Section 25 Village of Sterling Ridge

11. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

David Lopez

38 East Cresta Bend Place

Lot 66, Block 1, Section 18 Village of Creekside Park

12. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line and a patio cover with a pool bath that exceeds the maximum living area allowed.

Luis Tamborrel

26 Prism Point Place

Lot 69, Block 1, Section 18 Village of Creekside Park

13. Variance request for an existing walkway that is not located at least one foot from the adjoining property line.

Maggie and Robert Kite

47 Spincaster Drive

Lot 39, Block 1, Section 30 Village of Creekside Park

14. Variance request for an existing pergola that does not respect the side easement and an existing fountain that does not respect the rear easement.

Eduardo Bolivar

59 Vintage Path Place

Lot 10, Block 2, Section 11 Village of College Park

15. Variance request for an existing doghouse that exceeds the maximum allowed height.

Juan Villegas

31 Spincaster Drive

Lot 35, Block 1, Section 30 Village of Creekside Park

16. Variance request for an existing fence stain that is not an approvable color.

Ryan and Joy Smith

86 Valera Ridge Drive

Lot 29, Block 1, Section 31 Village of Creekside Park

17. Variance request for an existing wood deck that does not respect the rear ten foot easement, is not located a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.

John Sharpies

187 North Villa Oaks Drive

Lot 55, Block 1, Section 52 Village of Alden Bridge

18. Variance request for an existing play house and deck that does not respect the rear ten foot easement.

Claudio Pinheiro

64 Terraglen Drive

Lot 38, Block 1, Section 2 Village of Alden Bridge

19. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement.

Labib Arafat

23 Teakwood Place

Lot 21, Block 1, Section 82 Village of Alden Bridge

20. Request for approval for home business for management consulting.

William Watkins

11 Serenity Woods Place

Lot 10, Block 3, Section 13 Village of Alden Bridge

21. Variance request for an existing fence with rot board that does not comply with the requirements of the Neighborhood Criteria which requires a six foot capped picket fence.

George and Karen Guillory

7 Mystic Valley Court

Lot 6, Block 2, Section 8 Village of Indian Springs (TWA)

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jimmy Finster Jr.

27 Baylark Place

Lot 22, Block 1, Section 9 Village of Alden Bridge

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Michael D Kraatz

19 South Linton Ridge Circle

Lot 34, Block 3, Section 34 Village of Alden Bridge

24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jeanne Virginia Middleton

26 Classic Oaks Place

Lot 27, Block 1, Section 7 Village of Alden Bridge

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Kirk Murray

27 Classic Oaks Place

Lot 24, Block 1, Section 7 Village of Alden Bridge

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brain Radey

170 Linton Downs Place

Lot 24, Block 2, Section 34 Village of Alden Bridge

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Dinah Noyst

26 Indian Corn Place

Lot 36, Block 1, Section 75 Village of Alden Bridge

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jeffrey Spencer Samuels

22 Baccara Place

Lot 47, Block 1, Section 97 Village of Alden Bridge

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Stephen Sheffer

26 Barn Lantern Place

Lot 64, Block 2, Section 5 Village of Alden Bridge

30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

David A Wallace

19 Leaf Spring Place

Lot 35, Block 3, Section 10 Village of Alden Bridge

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Scott Bub

94 West Lansdowne Circle

Lot 27, Block 1, Section 27 Village of Indian Springs (TWA)

32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Patricia Rovira

117 North Villa Oaks Drive

Lot 30, Block 1, Section 52 Village of Alden Bridge

33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Benajmin Bendict

3 Dunwood Springs Court

Lot 18, Block 1, Section 7 Village of College Park

34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Carlos Manuel Frettlohr

24 North Millsap Circle

Lot 24, Block 1, Section 67 Village of Sterling Ridge

35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jose Del Sagrado Corazon Rodriquiz Penso

26 Quince Tree Place

Lot 89, Block 2, Section 4 Village of College Park

36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Roy Cuellar

186 West Misty Dawn Drive

Lot 17, Block 2, Section 5 Village of College Park

37. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.

Bryan Clyde Scott

99 Sheerborne Court

Lot 61, Block 1, Section 26 Village of Alden Bridge

38. Variance request for a proposed CONCEPT garage addition and carport that will not respect the side ten foot setback and the 40 foot rear setback respectively.

Eddie Gant

70 North Wooded Brook Circle

Lot 4, Block 1, Section 12 Village of Alden Bridge

39. Variance request for a proposed cabana, with fireplace and summer kitchen that does not respect the 30 foot rear setback.

Donald & Heather Thomas

15 Harmony Links Place

Lot 31, Block 1, Section 18 Village of Sterling Ridge

40. Variance request for a CONCEPT approval of a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.

Jason Oefinger

38 West Mirror Ridge Circle

Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)

41. Variance request for a cabana with pool bath that was not built as approved, does not respect the 25 foot rear building setback and has no revised sealed plans.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 Village of Sterling Ridge

42. Variance request for existing batting cage that does not respect the rear 25 foot building setback or the ten foot rear easement.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 Village of Sterling Ridge

43. Variance request for an existing fence that is not painted an approvable color.

Teresita Soraire 11 Timberstar Street Lot 17, Block 3, Section 42 Village of Alden Bridge

44. Variance request for an existing trash and recycle cart screen that does not comply with design, configuration and location allowed by the Standards

Lynsey Palmer

27 Ashworth Court

Lot 14, Block 1, Section 12 Village of College Park

45. Variance request for existing fence color that may not be in keeping with neighborhood character.

Korbin Family Trust

50 South Vesper Bend Circle

Lot 93, Block 2, Section 29 Village of Sterling Ridge

- **V.** Consideration and Action regarding the Residential Development Standards.
- VI. Public Comments
- VII. Member Comments
- VIII. Staff Reports
- IX. Adjourn



Property Compliance Manager For The Woodlands Township

Malihar B. 6210